

Economic Development Commission

Regular Meeting 7:30 P.M. December 17, 2012 Salem Town Offices Salem Connecticut

Agenda

1. Call to Order:
 - a. Meeting called to order at 7:34p.m
 - b. Attending: Ada Vaill, Frank Sroka, Nicole Gadbois, Jenifer Lee, Larry Stevens
 - c. Absent: Vincent Howe, Dana Abetti
2. Changes to Agenda: No changes
3. Approval of Minutes from last meeting:
 - a. Larry Moved
 - b. Jenifer Seconded
 - c. Motion carried to approve minutes
4. Communications:
 - a. Motion to approve the proposed list of meeting dates
 - i. Larry Moved
 - ii. Jenifer Seconded
 - iii. Motion carried
5. Public Comment:
 - a. Andrew Bialobrodec from Subway spoke about the “mixed blessing” of the roundabout. It has improved visibility to the storefront, but has lost one of the entrances. Increased signage would be helpful for people to be aware of the entrance ahead so that they do not drive by it. He also mentioned that a public restroom would be an asset to the facility. The owner of the plaza would have to be willing to sacrifice one of the rental incomes but it would enhance the facility. The concept of an eco-friendly public restroom was discussed as an option.

- b. EDC made the recommendation to Andrew that making an association of the business owners to get together to discuss improvements to be made to the facility as well as discuss ideas with the property owner.
- c. Larry suggested that EDC could help to facilitate a meeting between all of the business owners to help them formulate a group that can proceed to communication with the landlord.

6. Old Business

- a. Economic Development Plan progress:
 - i. Goal One: Take care of local businesses
 - a. Ada spoke with the women who own the pharmacy and mentioned to them EDC and our willingness to hear any comments or concerns that they may have as a local business. They are invited to a meeting if they want to discuss anything.
 - b. Larry mentioned signage near Rt. 11 for the local businesses so that people know what is coming up in Salem.
 - c. Jenifer mentioned having the signs at possibly three locations at each of the major routes.
 - 2. Rejuvenate Four Corners
 - ii. Goal Two: Foster new economic growth:
 - 1. Identify Economic Development opportunities that fit within the Salem community: Defer to point 7
 - 2. Process to identify and champion new business opportunities for Salem: Defer to point 7

7. Reports

- a. Board of Selectmen: None
- b. Liaison to Planning and Zoning: Ada Vaill- P&Z discussed the desire to hear from other committees about the plan of conservation and development. Additionally, they were discussing if people who are a certain distance away from the road, say 1,000 ft., would they have to abide by those regulations.
- c. Plan of Conservation and Development: Dana Abetti (Not in attendance)
 - i. Discuss opinions about the drafted "Salem Village" document
 - 1. People would have to conform to the regulations only if they were going to make a change- they would not have to make any

changes right now. Buildings would be grandfathered in.

Additionally- this draft allows for modifications to be requested.

2. Jenifer noted that point 7C.6 (on page 10) may be unclear with the “acceptable” and “may not be acceptable” this is subjective and may leave to much room for argument. It needs to be more defined.
 3. Frank pointed out that point 7.5A clarifies that no single member of P&Z has the liberty to approve or decline a change.
 4. Larry and Jenifer mentioned that there should be a statement provided to a future buyer of the land- a legal document that allows a future resident to know everything that they may be going into purchasing a home in the historical district.
 5. Who makes sure that potential buyers are aware of the regulations that they may be required to follow?
 6. Is there a different criteria for residents vs. businesses? – Looks like they want to have residential locations and businesses to coexist and they encourage shared parking with adjacent areas.
- ii. Review EDC responsibilities as reported by the Planning and Zoning Commission
1. We discussed the order that the priorities should be addressed in- some of these points have been addressed already by Dana.
 2. Frank to review POCD reference numbers to eliminate those that have been completed. He will prioritize the complete list for EDC, including those that are complete.

8. New Business:

- a. Non-regulatory and physical obstacles to existing and new businesses will be reviewed at the January meeting. These include bathrooms at the Town Center, electricity service, entrances and exits to parking lots, etc.
- b. The use of the Zemko property by the town was discussed. It is unknown what the use of the entire property will be.
- c. Ada will supply P & Z with village regulation comments before the January meeting.
- d. Frank will discuss with the First Selectman the Charter changes required to have the zoning enforcement officer report directly to the First Selectman instead of Planning and Zoning.

We will discuss the regulations needed to support specific types of businesses permitted in town at the January meeting.

Next meeting will be January 28, 2013.

Frank requested MTA

Larry MTA, Jenifer seconded motion

Adjourned 9:18 p.m.